



**Carver County  
Property Tax Department**  
600 East 4<sup>th</sup> Street, P.O. Box 69  
Chaska, MN 55318-0069  
(952) 361-1910 • [www.co.carver.mn.us](http://www.co.carver.mn.us)

For the following visit our website at [www.co.carver.mn.us](http://www.co.carver.mn.us)  
 • Pay your taxes online  
 • Sign up for our Tax Payment Reminder  
 • Print additional copies of your Tax Statement

Property ID #: 75.5040010



Taxpayer: JE WACONIA 2018 LLC  
5101 VERNON AVE S  
EDINA MN 55436-2172



# 2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2021	2022
Step <b>1</b>	Estimated Market Value:	10,735,800	11,098,800
	Homestead Exclusion:		
	Taxable Market Value:	10,735,800	11,098,800
	New Improvements/ Expired Exclusions:		
Property Classification:		Comm/Ind	Comm/Ind
<b>PROPOSED TAX</b>			
Step <b>2</b>	\$377,126.00		
<b>PROPERTY TAX STATEMENT</b>			
Step <b>3</b>	First half taxes due:	5/16/2022	188,026.00
	Second half taxes due:	10/17/2022	188,026.00
	Total Taxes Due in 2022:		376,052.00

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REFUNDS?**

*You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.*

Bill#: 1381765  
Property Address:  
753 MARKETPLACE DR  
WACONIA MN 55387

Property Description:  
Section 23 Township 116 Range 025  
WACONIA MARKETPLACE Lot 001 Block 001

Line 13 Special Assessment Detail:  
HAZ & SOLID WASTE FEE COMM 132.00

Principal: 132.00  
Interest:

Tax Detail for Your Property:

Taxes Payable Year:		2021	2022	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>				
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.				
Tax and Credits	3. Property taxes before credits	370,466.00	375,920.00	
	4. Credits that reduce property taxes	A. Agricultural market value credits B. Other Credits		
	5. <b>Property taxes after credits</b>	370,466.00	375,920.00	
Property Tax by Jurisdiction	6. County	A. CARVER COUNTY B. CO RAIL AUTHORITY	46,668.92 133.43	46,272.73 148.66
	7. City or Town	CITY OF WACONIA	62,176.86	62,511.27
	8. State General Tax		76,441.02	79,736.37
	9. School District	SD 0110 WACONIA		
	10. Special Taxing Districts	A. Voter Approved Levies	44,439.46	44,149.08
		B. Other Local Levies	25,324.05	24,603.10
		A. Metro Council	846.61	863.05
		B. Metro Mosquito Control	514.95	494.10
		C. Carver County CDA	2,242.99	2,214.29
	D. Watershed	1,179.38	1,163.96	
	E. Fiscal	110,498.33	113,763.39	
11. Non-school voter approved referenda levies				
12. Total property tax before special assessments		370,466.00	375,920.00	
13. Special Assessments	Interest: Principal: 132.00	132.00	132.00	
14. <b>TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>370,598.00</b>	<b>376,052.00</b>	

## 2<sup>nd</sup> HALF PAYMENT STUB - PAYABLE 2022

PLEASE INDICATE YOUR ADDRESS CORRECTION ON REVERSE SIDE OF THIS PAYMENT STUB.  
Property ID#: 75.5040010

To pay online go to [www.co.carver.mn.us](http://www.co.carver.mn.us)  
The online payment feature is available for a current year tax payment.  
Delinquent payments cannot be paid online.

TO AVOID PENALTY PAY ON OR BEFORE: 10/17/2022

**SECOND 1/2 TAX AMOUNT DUE: 188,026.00**

Bill #: 1381765  
Taxpayer:  
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Make checks payable to and remit to:

**Carver County  
P.O. Box 69  
Chaska, MN 55318-0069**



Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored. Manufactured Home taxes of \$50.00 or less and Real Estate taxes of \$100.00 or less must be paid in full. If you pay your taxes late, you will be charged a penalty. See back for details.

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DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT

## 1<sup>st</sup> HALF PAYMENT STUB - PAYABLE 2022

PLEASE INDICATE YOUR ADDRESS CORRECTION ON REVERSE SIDE OF THIS PAYMENT STUB.  
Property ID#: 75.5040010

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Delinquent payments cannot be paid online.

TO AVOID PENALTY PAY ON OR BEFORE: 5/16/2022

**FULL TAX AMOUNT: 376,052.00**  
**FIRST 1/2 TAX AMOUNT DUE: 188,026.00**

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01 2022 755040010 018802600 0

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DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT